

# PARCEL INVENTORY AND DEVELOPMENT POTENTIAL ASSESSMENT

## GRANADA SANITARY DISTRICT

### INTRODUCTION

The San Mateo County Local Coastal Program (LCP) limits the expansion of sewer service by the Granada Sanitary District to the capacity necessary to serve the LCP's estimated buildout of land within the District's boundaries. A careful calculation of existing and potential development within the District's boundaries has never been made. With additional sewer treatment capacity coming on line in 1999, the District Board would like to determine as accurately as is practical how much potential development (both existing and future) there is within the District. The District Board retained J. Laurence Mintier & Associates to conduct this development potential assessment with assistance from the District Engineer, Kennedy/Jenks Consultants.

The estimate of potential development is based on analysis of a database of all parcels within the boundaries of the Granada Sanitary District according to current San Mateo County and Half Moon Bay policies and regulations.

### SUMMARY OF FINDINGS

- A parcel-based analysis of residential development potential in unincorporated El Granada, Princeton, and Miramar areas indicates a total potential of 3,428 dwelling units as follows:

• Existing dwelling units	1,810
• Potential net new units on vacant parcels in residential zones only	1,334
• Additional new units on existing developed parcels in residential zones only	131
• Potential new second units	<u>153</u>
<b>Total</b>	<b>3,428</b>

This estimate assumes that 45 substantially substandard parcels will be lost to merger per San Mateo County requirements.

- A lot-based analysis of residential development potential in unincorporated El Granada, Princeton, and Miramar areas indicates a total potential of 4,281 dwelling units as follows:

• Existing dwelling units	1,810
• Potential net new units on vacant parcels in R-1 zones only	1,366
• Potential net new units on vacant parcels in R-3	223
• Additional new units on lots within existing developed parcels in residential zones only	570
• Potential new second units	153
• Potential new units on vacant C-1/S-3-zoned parcels	101
• Potential caretaker units in W-zoned parcels	<u>58</u>
<b>Total</b>	<b>4,281</b>

This estimate assumes all historical lots will be developed under separate ownership. It over-estimates development potential since it does not account for existing development patterns (e.g., single-family house straddling two lots) and does not assume any lot mergers per County requirements.

- The parcel-based analysis of residential development potential in incorporated Half Moon Bay indicates a

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total potential of 892 units as follows:

• Existing dwelling units	360
• Potential new units on vacant parcels in residential zones only	126
• Additional new units on developed parcels in residential zones only	95
• Potential new units in PUDs	230
• Potential new second units	<u>81</u>
<b>Total</b>	<b>892</b>

- The following shows the number of vacant parcels and lots by size in the R1/S-17 zone in the unincorporated area:

<i>Parcel size (in sq. ft.)</i>	<i>Parcels</i>	<i>Lots</i>
less than 1,000	5	5
1,000 - 2,499	31	31
2,500 - 3,499	67	67
3,500 - 4,999	107	120
5,000 - 9,999	364	429
10,000 and greater	51	191
<b>Total</b>	<b>625</b>	<b>843</b>

The lot total does not include potentially developable lots within parcels that are already partially developed.

Table 1 compares LCP buildout estimates with buildout estimates based on a parcel analysis of the District's database. Table 2 compares LCP buildout estimates for the unincorporated area only with buildout estimates based on a lot analysis of the District's database.

TABLE 1 (continued)						
PARCEL BASED ANALYSIS OF DEVELOPMENT POTENTIAL						
	LCP BUILDOUT ESTIMATES <sup>1</sup>			MINTIER BUILDOUT ESTIMATES <sup>2</sup>		
LAND USE	NUMBER OF ACRES	DU	NUMBER OF PEOPLE <sup>3</sup>	NUMBER OF ACRES	DU	NUMBER OF PEOPLE <sup>3</sup>
<i>EL GRANADA-PRINCETON</i>						
<u>RESIDENTIAL</u>						
Developed						
Single-Family	--	1,308	3,400	--	1,810 <sup>4</sup>	4,611
Multi-Family	--	--	--	--	(1,620) <sup>5</sup>	(4,212)
	--	--	--	--	(190) <sup>5</sup>	(399)
Undeveloped						
Single-Family	--	2,103	5,193	--	1,618 <sup>5</sup>	4,019
Multi-Family	--	(1,555)	(4,042)	--	(1,242)	(3,229)
	--	(548)	(1,151)	--	(376) <sup>6</sup>	(790)
<b>TOTAL RESIDENTIAL</b>		<b>3,411</b>	<b>8,593</b>		<b>3,428</b>	<b>8,630</b>
<u>COMMERCIAL</u>						
Developed	6.90	--	--	7.2 <sup>7</sup>	--	--
Retail	(4.25)	--	--	--	--	--
Recreation	(2.65)	--	--	--	--	--
Undeveloped	57.20	--	--	30.0	--	--
Retail	(14.70)	--	--	--	--	--
Recreation	(42.50)	--	--	--	--	--
<b>TOTAL COMMERCIAL</b>	<b>64.10</b>	<b>--</b>	<b>--</b>	<b>37.2</b>	<b>--</b>	<b>--</b>
<u>INDUSTRIAL</u>						
Developed	11.00	--	--	4.40 <sup>7</sup>	--	--
Marine Related	(11.00)	--	--	(4.40)	--	--
General	--	--	--	(0.00)	--	--
Undeveloped	29.29	--	--	49.30	--	--
Marine Related	(29.29)	--	--	(34.3)	--	--
General	--	--	--	(15.0)	--	--

TABLE 1 (continued)						
PARCEL BASED ANALYSIS OF DEVELOPMENT POTENTIAL						
<b>TOTAL INDUSTRIAL</b>	<b>40.79</b>	--	--	<b>53.7</b>	--	--
<u>ESSENTIAL PUBLIC SERVICES</u>						
Essential Public Services	--		--			
<u>PUBLIC RECREATION</u>						
Parks and Beaches	--	--	318	--	--	--
<i>INCORPORATED SECTION OF HALF MOON BAY</i>						
<u>RESIDENTIAL</u>						
Developed Single-Family	--	254	660		360	936
Undeveloped Single-Family	--	307	798		532 <sup>8</sup>	1,383
<b>TOTAL RESIDENTIAL</b>	<b>--</b>	<b>561</b>	<b>1,458</b>	<b>--</b>	<b>892</b>	<b>2,319</b>
<u>COMMERCIAL</u>						
Developed Retail	1.00	--	--	0.0	--	--
Undeveloped Retail	5.00	--	--	3.2	--	--
<b>TOTAL COMMERCIAL</b>	<b>6.00</b>	<b>--</b>	<b>--</b>	<b>3.2</b>	<b>--</b>	<b>--</b>
<sup>1</sup> From Table 2.4 in San Mateo County's LCP (as amended through June 1998). <sup>2</sup> Based on database analysis, March 1999. <sup>3</sup> Assumes 2.6 persons per household for single-family units and 2.1 persons per household for multi-family and second units. <sup>4</sup> Includes 77 existing units in non-residential zones <sup>5</sup> Single-family includes all existing units in R-1 zones. Multi-family includes all units in multi-family zones and non-residential zones. <sup>6</sup> Includes 153 potential second units (County limits second units to a total of 198 with 45 ± already existing). <sup>7</sup> Database does not contain parcel sizes for all developed parcels; therefore, this figure should be somewhat higher. <sup>8</sup> Includes 81 potential second units in incorporated Half Moon Bay north of Frenchman's Creek per City of Half Moon Bay's LCP.						

TABLE 2
LOT BASED ANALYSIS OF DEVELOPMENT POTENTIAL

*Parcel Inventory and Development Potential Assessment*

	<b>LCP BUILDOUT ESTIMATES<sup>1</sup></b>			<b>MINTIER BUILDOUT ESTIMATES<sup>2</sup></b>		
<b>LAND USE</b>	<b>NUMBER OF ACRES</b>	<b>DU</b>	<b>NUMBER OF PEOPLE<sup>3</sup></b>	<b>NUMBER OF ACRES</b>	<b>DU</b>	<b>NUMBER OF PEOPLE<sup>3</sup></b>
<i>EL GRANADA-PRINCETON</i>						
<u>RESIDENTIAL</u>						
Developed						
Single-Family	--	1,308	3,400	--	1,810	4,611
Multi-Family	--	--	--	--	(1,620)	(4,212)
	--	--	--	--	(190)	(399)
Undeveloped						
Single-Family	--	2,103	5,193	--	2,471	6,158
Multi-Family	--	(1,555)	(4,042)	--	(1,936)	(5,034)
	--	(548)	(1,151)	--	(535) <sup>4,5</sup>	(1,124)
<b>TOTAL RESIDENTIAL</b>		<b>3,411</b>	<b>8,593</b>		<b>4,281</b>	<b>10,769</b>
<sup>1</sup> From Table 2.4 in San Mateo County's LCP (as amended through June 1998). <sup>2</sup> Based on database analysis, March 1999. <sup>3</sup> Assumes 2.6 persons per household for single-family units and 2.1 persons per household for multi-family and second units. <sup>4</sup> Includes 153 potential second units (County limits second units to a total of 198 with 45 ± already existing). <sup>5</sup> Includes 101 potential units in C-1/S-3 District and 58 caretaker units in W District.						

## PARCEL DATABASE

In order to do a reasonably-accurate assessment of development potential in the Granada Sanitary District, a computerized parcel database needed to be constructed. The Granada Sanitary District Engineer, Kennedy/Jenks Consultants, compiled a comprehensive database using Microsoft Access software based on the County Assessor's data and District records. The database contains all assessor parcels found within the Granada Sanitary District boundary as of November 1998. Mintier & Associates subsequently added fields to the database showing: 1) whether the parcel is inside or outside the urban/rural boundary delineated in the Local Coastal Program; 2) existing second units; and 3) the number of lots making up each assessor parcel. Appendix A describes the numerous types of information contained in the database for each parcel.

## PARCELS VERSUS LOTS

Much of the debate concerning remaining development potential within the Mid-Coast area turns on the distinction between "parcels" and "lots." It does not help the debate that the two terms have been used interchangeably when they mean different things.

Lots are the historical building blocks of parcels. In the early part of the century, much of the Mid-Coast area was subdivided into 2,500-square-foot lots. Over the years, property owners and builders have combined two or more of these smaller lots into larger building sites (e.g., 5,000- square-feet) as they constructed

homes. The historical lot pattern in the Mid-Coast remains largely intact today.

To the extent a lot was legally created (including lots created before enactment of County subdivision regulations) and has not been altered, the lot remains a “buildable” unit of land, even if it is smaller than the minimum parcel specified by the current zoning on the property.

A parcel is a unit of land identified by the County assessor and taxed as a unit. A parcel may consist of one or more contiguous historical lots in the same ownership.

On an assessor parcel page, parcels are defined by solid lines and identified by an assessor parcel number of nine digits, and lots are defined by dashed lines and identified by a lot and block number. Where lots have been formally merged, the assessor parcel pages continue to show the dashed lot lines for historical and legal description purposes.

## **LOCAL LAND USE REGULATIONS**

Land use within the boundaries of the Granada Sanitary District is regulated by two local governments. The relatively-small southwestern part of the district (Miramar and Frenchman’s Creek) lies within the city limits of Half Moon Bay. The balance of the District (El Granada, Princeton, and the northern part of Miramar) is unincorporated and falls under the jurisdiction of San Mateo County. All the territory within the Granada Sanitary District lies within the Coastal Zone. Each local government regulates land use through its local coastal land use plan (i.e., general plan), zoning ordinance, and subdivision procedures, all of which have been certified by the California Coastal Commission. The following outlines the land use regulations of each local government.

### **UNINCORPORATED SAN MATEO COUNTY (EL GRANADA AND PRINCETON)**

#### **Local Coastal Program: Policies (as amended through 4/29/98)**

The San Mateo County Local Coastal Program (LCP) contains the basic policies governing land use and development within the unincorporated Mid-Coast area. The LCP defines urban areas and an urban/rural boundary. Two policies in particular govern the provision of urban services, including sewer service provided by the Granada Sanitary District:

*Policy 2.4 Ordinance Conformity: As a condition of permit approval, special districts, public utilities and other government agencies shall conform to the County’s zoning ordinance and the policies of the Local Coastal Program.*

*Policy 2.6 Capacity Limits: Limit development or expansion of public works facilities to a capacity which does not exceed that needed to serve buildout of the Local Coastal Program.*

The County LCP (Table 2.4) also defines estimated sewage generation from buildout of the land use plan for both the El Granada-Princeton-Miramar unincorporated area and the incorporated portion of Half Moon Bay (Miramar and Frenchman’s Creek) (see Appendix B).

Land use designations and the urban/rural boundary are depicted on the land use diagram for the Mid-Coast area in the San Mateo County General Plan (see Appendix C).

## **Zoning Ordinance**

Table 3 summarizes the County zoning districts used within the unincorporated territory of the Granada

Sanitary District. For each district, the ordinance outlines allowable uses, minimum parcel size, minimum lot width, and other development standards.

<p><b>TABLE 3</b></p> <p><b>ZONING DISTRICTS WITHIN THE GRANADA SANITARY DISTRICT</b></p> <p><b>San Mateo County</b></p>			
<b>District</b>	<b>Minimum Parcel Size</b>	<b>Density/ Intensity</b>	<b>Principal Allowable Uses</b>
<u>Residential</u> R-1/S-9/DR R-1/S-13/DR R-1/S-17/DR R-3/S-3/DR R-3A/S-5/DR	10,000 s.f. 5 a.c. 5,000 s.f. 5,000 s.f. 5,000 s.f.	    1,250 s.f./DU 2,500 s.f./DU	One SF DU One SF DU One SF DU MF DUs MF DUs
<u>Commercial</u> C-1/S-3/DR  CCR/DR	5,000 s.f.  ?	  50% lot cov.	Hotels, res., com., marine related Hotels, res., com., marine related
<u>Industrial</u> M-1 M-1/DR M-1/AO/DR	5,000 s.f. 5,000 s.f. 5,000 s.f.	   	Light Industry Light Industry Light Industry
<u>Waterfront</u> W/DR W/AO/DR	5,000 s.f. 5,000 s.f.	60% lot cov. 60% lot cov.	Marine Related Marine Related
<u>Resource/Open Space</u> PAD PAD/DR COSC/DR RM-CZ RM-CZ/DR RM-CZ/AO/DR	40 a.c. min/5 a.c. max 40 a.c. min/5 a.c. max 2 a.c. 5 a.c. 5 a.c. 5 a.c.	   10% lot cov.	Ag, ag-related, res. Ag, ag-related, res. Ag, rec., open space, res. Ag, res., hotels, rec. Ag, res., hotels, rec. Ag, res., hotels, rec.

In addition to the R-1 and R-3 Districts, the C-1, CCR, and W-Districts, allow residential uses as follows:

C-1 District/S-3

The C-1 District allows by use permit any residential use. The S-3 Combining District requires 1,250 square feet of lot area per dwelling unit.

CCR District

The CCR District allows by use permit single-family (sic) or multi-family units in a mixed-use arrangement on the second and third floors over commercial uses on the first floor, provided the floor area of the dwelling unit does not exceed the floor area of the commercial uses occupying the building.

W District

The W District allows by use permit caretaker units, provided that the total number of caretaker quarters in the W District does not exceed 20 percent of the developed parcels in the District. Caretaker units must be built *within* the building of the primary use on the property, and may not exceed 35 percent of the floor area of the main building up to a maximum of 750- square-feet.

The Zoning Ordinance contains special provisions for “non-conforming” (substandard) parcels that do not meet minimum parcel size or minimum parcel width requirements (see Appendix D). In short, legal parcels that are larger than 3,500-square-feet in area (“technically substandard”) in a zone with a 5,000-square-foot parcel-size minimum can develop without a use permit. Parcels smaller than 3,500-square-feet (“substantially substandard”) are subject to use permit review and approval.

Where the minimum parcel size is 10,000-square-feet, parcels larger than 5,000-square-feet can be developed without a use permit, but smaller parcels are subject to use permit review and approval.

**Subdivision Ordinance Merger Provisions**

State law authorizes cities and counties to merge contiguous parcels owned by the same person (Government Code Section 66451.10). Local governments must send a notice to “determine status” and provide an opportunity for hearing prior to merger.

Chapter 9 of the San Mateo County Subdivision Ordinance outlines procedures that allow but do not require either the County or a property owner to initiate merger of adjacent substandard parcels and lots in common ownership (see Appendix E).

In 1980, the County merged contiguous and commonly-owned substandard lots in Miramar (R-1/S-9) and in Seal Cove (R-1/S-10), thereby significantly reducing the substandard lot development potential (March 24, 1998, County Staff Report).

**Merger Policy For Substandard R-1/S-17 Lots and Parcels**

In April 1998, the San Mateo County Board of Supervisors adopted a policy for case-by-case merger of adjacent substandard lots and parcels in common ownership in the R1/S-17 Zoning District only (see Appendix F). The R-1/S-17 District accounts for the bulk of the zoning within the unincorporated district



boundary.

In short, the policy requires that at the time of an application for a development permit a substandard lot or parcel must be merged with one or more adjacent lots or parcels up to the minimum parcel size of 5,000-square-feet if the lot or parcel is contiguous to one or more vacant or developed lots or parcels in common ownership.

It should be noted, however, that a landowner can avoid the merger process simply by transferring ownership of his/her contiguous lots or parcels prior to submitting a development proposal. Thus, a 7,500-square-foot parcel consisting of three 2,500-square-foot lots, which would be merged under County procedures, could be developed as three separate substandard parcels of 2,500-square-feet each if they have been sold or gift deeded to three separate owners prior to submitting a proposal for development.

### **Recent County Experience with Substandard Lot/Parcel Development**

The amount of development potential represented by substandard lots in the Mid-Coast area and the likelihood of substandard lots developing has been debated for many years. In 1997, County Staff analyzed building permit data for all single-family homes built in the Mid-Coast from 1995 through 1997. According to their study, of the 112 new houses, 20 were built on substandard lots (below 5,000-square-feet), but only five of these were built on substantially substandard lots (below 3,500-square-feet). All five of these units were on lots/parcels in isolated ownership and could not have been merged per County procedures.

The average size parcel for all 112 single-family units approved during the 1995 - 1997 period in the R-1/S-17 District was 5,900-square-feet (see Appendix G). Based on the study, County Staff concluded that “the market avoids the separate development of substantially substandard lots, except where there is no choice (see Appendix H).

According to County staff, the median parcel size for the 29 single-family units approved in 1998 in the R-1/S-17 District was 5,600-square-feet. The average parcel size was 6,038-square-feet (see Appendix I).

### **Second Units**

Section 6427 of the County Zoning Ordinance allows creation of “second dwelling units” in the R-1 District within the Coastal Zone provided:

- (a) The number of building permits granted for second dwelling units does not exceed the maximum number of second dwelling units permitted for each unincorporated area as established in the Quota System for second units, adopted by resolution of the Board of Supervisors.*

The Board of Supervisors resolution adopted in 1986 authorized the creation of 198 second units in the unincorporated “R-1 Coastal” area of “El Granada, Miramar.” The 198 figure represents 15 percent of the 1,321 total year-round units in 1980 in El Granada/Miramar. Mintier & Associates estimates 45 units have been developed since the 198 second unit limitation was established, leaving 153 second units yet to be developed.

Section 6161 of the Zoning Ordinance appears to limit development of second units in the R-1 District to parcels of “at least 7,000-square-feet in size in the coastal zone,” subject to securing a use permit. However, according to County Planning Staff, this appears to be an old ordinance standard that should have been deleted since the County has allowed second units on lots as small as 4,300-square-feet, with most lots ranging between 4,500- and 6,500-square-feet.

**INCORPORATED HALF MOON BAY**

**Local Coastal Program**

The City of Half Moon Bay's Local Coastal Program contains the basic policies governing land use and development for the entire city of Half Moon Bay, including the Miramar area which lies within the boundaries of the Granada Sanitary District.

The City's LCP contains no separate estimated sewage generation from buildout of the land use plan for Miramar. The City's LCP, however, does contain a buildout estimate for incorporated Half Moon Bay, including the area within the Granada Sanitary District boundary north of Frenchman's Creek. The City's LCP estimate (911 total units) is much higher than the estimate contained in the County's LCP (561 total units).

**Zoning Ordinance**

Table 4 summarizes the City zoning districts used within the incorporated boundaries of the Granada Sanitary District. For each district, the ordinance outlines allowable uses, minimum parcel size, minimum lot width, and other development standards.

<p style="text-align: center;"><b>TABLE 4</b></p> <p style="text-align: center;"><b>ZONING DISTRICTS WITHIN GRANADA SANITARY DISTRICT</b></p> <p style="text-align: center;"><b>Half Moon Bay</b></p>			
<b>District</b>	<b>Minimum Parcel Size</b>	<b>Density/Intensity</b>	<b>Principal Allowable Uses</b>
<u>Residential</u> R-1 R-1/B-1 R-1/B-2	5,000 s.f. 6,000 s.f. 7,500 s.f.	One SF DU/Lot One SF DU/Lot One SF DU/Lot	One SF DU One SF DU One SF DU
<u>Planned Unit Dev.</u> PUD	1 a.c.	Per General Plan	Per General Plan
<u>Commercial</u> C-VS	10,000 s.f.		Hotels, com.
<u>Resource/Open Space</u> OS-A  OS-P OS-R A-1	None  None 50 a.c. 15 a.c.	One SF DU/50 a.c.	Campground, RV Park, Visitor-serving com. Public trails Ag, ag-related Nurseries, greenhouses, field flowers, res.
<u>Other</u> P-S	5,000 s.f.		Public facilities and institutions

Chapter 18.06 of the Half Moon Zoning Ordinance outlines procedures for development of lots in the R-1 district that do not meet minimum parcel size requirements (see Appendix J):

- Parcels that are at least 85 percent of the required minimum lot area may be approved for a single family unit by an administrative variance issued by the Planning Director.
- Parcels that are between 50 and 85 percent of the required minimum lot area may be approved for a single family unit by use permit issued by the Planning Commission.
- Parcels that are less than 50 percent of the required minimum lot area (defined as "severely substandard") may be approved for a single family unit by use permit issued by the Planning Commission if it meets a set of fairly rigorous requirements.

#### **Subdivision Ordinance Merger Provisions**

Chapter 17.18 of the Half Moon Bay Municipal Code allows the Planning Commission to merge parcels that do meet minimum size requirements with contiguous vacant or developed parcels in the same ownership up to the minimum lot size (see Appendix K).

In the mid-1990s, the City completed a systematic program in Miramar neighborhood as well as other neighborhoods in Half Moon Bay to merge all substandard lots in common ownership.

## **Second Units**

Chapter 18.33 of the Zoning Ordinance allows second units in R-1 districts subject to use permit approval. Second units require an additional 5,000-square-feet in the R-1 District, an additional 6,000-square-feet in R-1/B-2 District, and an additional 7,500-square-feet in the R-1/B-2 District. The Zoning Ordinance also limits the total number of second units permissible in each neighborhood. For the area north of Frenchman's Creek, the limit is 81 second units.

## **ANALYSIS OF THE PARCEL DATABASE**

Mintier & Associates analyzed the parcel database developed by Kennedy/Jenks to estimate both existing and potential development. The detailed findings of this analysis are contained in Tables 4 and 5 and are summarized in Tables 6 and 7. The following are assumptions that were used in the parcel database analysis and notes that help explain Tables 5, 6, 7, and 8:

- While the database includes all parcels within the Granada Sanitary District's boundaries, only those parcels within the LCP-defined urban/rural boundary may receive sewer service. Parcels outside the urban/rural boundary are, therefore, excluded from the analysis of remaining development potential. Note that no residentially-zoned parcels are located outside the urban/rural boundary.
- Each assessor parcel in the database is assumed to be a legal parcel. Each lot identified by Mintier & Associates from assessor parcel maps is assumed to be a legal lot. Neither Mintier & Associates nor Kennedy/Jenks has done independent research to determine the current legal status of any parcel or lot. It should be noted, however, that some lots may have been merged, but this cannot be determined without a case-by-case review of County Planning Department records.
- Parcel-specific site constraints such as topography have not been considered in this development potential analysis.
- Determination of "substandard" and "substantially substandard" status in this analysis is based on parcel/lot size only; legally, a parcel/lot may be non-conforming or substandard based on parcel/lot width.
- A "substantially substandard" residential lot or parcel in this analysis is defined as:
  - 1) In the unincorporated area, a parcel or lot with less than 3,500-square-feet in a zoning district with a minimum parcel size of 5,000-square-feet (R-1/S-17, R-3), or a parcel or lot with less than 5,000-square-feet in a zoning district with a minimum parcel size of 10,000-square-feet (R-1/S-9).
  - 2) In the incorporated area, a parcel or lot is less than 50 percent of the minimum parcel size for the zoning district.
- The analysis assumes that any parcel below 1,000-square-feet in area cannot be developed.
- In Table 5, the analysis assumes that developed and vacant parcels that are at least twice the size of the minimum size prescribed by the applicable zoning district will be subdivided to achieve the maximum number of parcels/units allowed in the district (e.g., a vacant 17,000 square-foot parcel in the R-1/S-17 District would be subdivided to facilitate construction of three single-family units).

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- In Table 5, 45 units on parcels (i.e., building sites) of less than 3,500-square-feet have been deducted from potential units in the R-1/S-17 District since these parcels in common ownership would be merged at the time of development permit application per County merger requirements. The information concerning potential mergers is based on visual inspection of assessor parcel pages; this analysis cannot be done electronically without GIS capability.
- In Table 6, approximately 101 new multi-family units could be developed on the 2.9 acres of vacant C-1/S-3-zoned parcels based on a minimum lot area per dwelling unit of 1,250-square-feet per the San Mateo County Zoning Ordinance.
- In Table 6, approximately 58 caretaker units could be developed on 289 W-zoned parcels based on the standard of one caretaker unit per 5 parcels per the San Mateo County Zoning Ordinance.

## **DEFINITIONS**

Improved Parcel - Any parcel developed with a building or structure to serve the principal use of the parcel, e.g., a parcel in a residential district developed with a dwelling. *Source: County of San Mateo Zoning Ordinance Section 6132.* Defined in the Kennedy/Jenks database as a parcel having an improvement value of \$5,000 or more according to Assessor's tax rolls.

Legal Parcel - A parcel created by (1) a subdivision approval by the County, (2) a land division which was exempt from subdivision regulations, (3) a land division predating the County's authority over subdivision, July 20, 1945, provided the parcel in question has subsequently remained intact, (4) recording of a Certificate of Compliance or a Conditional Certificate of Compliance, or (5) other means but subsequently developed with a building or structure to serve the principal use of the parcel, for which a valid building permit was issued. *Source: County of San Mateo Zoning Ordinance Section 6132.*

Lot - A distinct unit of land created by an approved final subdivision map. *Source: Board of Supervisors' Policy, March 24, 1998.*

Non-Conforming Parcel - Any legal parcel with an area, width and/or frontage that does not conform with the minimum building site area, width or frontage required by the zoning regulations currently in effect, i.e., a substandard parcel. *Source: County of San Mateo Zoning Ordinance Section 6132.*

Parcel - A unit of land that is separately numbered and taxed by the County Assessor. *Source: Board of Supervisors' Policy, March 24, 1998.*

Substandard Lot - Any lot whose areas does not meet the minimum parcel size for its zoning district. A "technically substandard" lot is a lot of between 3,500 and 5,000-square-feet; "substantially substandard" lot is a lot of less than 3,500-square-feet. *Source: Department of Substandard Residential Parcels in the Urban Mid-Coast: A Study prepared by the San Mateo County Planning and Building Division, March 1998.* (Note this is different than the definition below.)

Substandard Lot or Parcel - Any lot or parcel that is less than 3,500-square-feet in area. *Source: Board of Supervisors' Policy, March 24, 1998.* (Note this is different than the definition above.)

Substandard Lot - A unit of land legally created by an approved subdivision tract map that does not conform to the minimum lot size required by the current zoning regulations (5,000-square-feet). *Source: Summary of 1993 Mid-Coast Substandard Lot Study.*

Unimproved Parcel - Any parcel that is not developed with a building or structure to serve the principal use of the parcel, e.g., a parcel in a residential district not developed with a dwelling unit. *Source: County of San Mateo Zoning Ordinance Section 6132.*

### Urban Areas -

- a. Define urban areas as those lands suitable for urban development because the area is either: (1) developed, (2) subdivided and zoned for development at densities greater than one dwelling unit/5 acres, (3) served by sewer and water utilities, and/or (4) designated as an affordable housing site in the Housing Component.
- b. Recognize, however, that in order to make a logical urban/rural boundary, some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities (e.g., prime agricultural soils, and sensitive habitats). *Source: County of San Mateo Local*

***Parcel Inventory and Development Potential Assessment***

*Coastal Program Policy 1.3.*

Urban/Rural Boundary - Define urban/rural boundary as a stable line separating urban areas and rural service centers from rural areas in the Coastal Zone and establish this line on the LCP Land Use Maps. *Source: County of San Mateo Local Coastal Program Policy 1.16.*

Vacant Parcel - Defined in the Kennedy/Jenks database as a parcel having an improvement value of less than \$5,000 according to Assessor's tax rolls.

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